

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF SARAH BAKER MANOR ASSOCIATES FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER.ED.) CHAPTER 121A AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A.

A. The Hearing. A public hearing was held at 2:30 P.M. on September 18, 1980 in the offices of the Boston Redevelopment Authority (hereinafter called the "Authority"), at the New City Hall, Room 921, Boston, Massachusetts 02201, by the Authority on an Application dated September 3, 1980, (hereinafter called the "Application"), filed by Sarah Baker Manor Associates for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended (hereinafter called the "Project"), due notice of said hearing having been given previously by publication on September 8, 1980 and September 15, 1980 in the Boston Herald-American, a daily newspaper of general circulation published in Boston, and mailing postage prepaid in accordance with Rule 4 of the Rules and Regulations of the Authority for securing approval of Chapter 121A projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended. Robert L. Farrell, Joseph J. Walsh, James Flaherty and James E. Cofield, Jr., were present at the hearing.

B. The Project. The proposed development area is located on 3 parcels of land in the Roxbury/Sav-More Neighborhood Strategy Area, 6 and 8 Langford Park and 33 Perrin Street.

A full metes and bounds description can be found in Exhibit 15(a) to the Application.

The Project consists of the rehabilitation of a four-story vacant school building (formerly the Sarah J. Baker School) and two adjacent open parcels into forty-one (41) dwelling units for rental to low-income individuals. There will be thirty four (34) one bedroom units averaging 700 square feet each and seven (7) two-bedroom units averaging 800 square feet each. Four of these units will be specially designed for occupancy by physically handicapped persons.

The appurtenant facilities will include laundry facilities, tenant storage, a recreation room with kitchen, closed circuit television for security and an alarm system for first floor residents, as well as off-street parking. Attached to this Application as Exhibit 2 is a site plan for the Project Area. There is also incorporated into the Application floor plans and elevations for the buildings and outline specifications showing generally the character and quality of the construction to be used.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing, and arguments and statements made at the hearing.

D. Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of Section 1 of Chapter 121A of the General Laws, providing, as it does, for the acquisition, rehabilitation and construction in a blighted, substandard and decadent area of decent, safe, and sanitary housing for the elderly and handicapped and commercial space.

The Project Area is blighted, open, decadent and substandard, as those terms are defined in Section 1 of Chapter 121A, because the open areas are detrimental to the safety and health of the public due to the litter, broken glass and dust present. The vacant structure is hazardous to children playing in the area. Since the entire site remains unsupervised, unprotected and totally dark at night, it serves as a potential breeding area for vandalism, delinquency and crime. The Sarah J. Baker School building is substantially damaged, the mechanical systems have been damaged beyond repair due to vandalism, neglect and exposure to the elements.

The site would not be developed without the real estate taxes being limited to a percentage of the Project's estimated gross annual income, evidenced by the requirement of the mortgage lender attached to the Application. Percentage levels as a basis for taxation can only be lawfully agreed to by the City of Boston under General Laws, Chapter 121A and Chapter 6A. These conditions and other factors referred to in the Application and this Report and Decision warrant the carrying out of the Project in accordance with Chapter 121A.

For these reasons it is found that the Project Area is a blighted, open, decadent and substandard area within the meaning of Chapter 121A as amended. It is unlikely that the conditions will be remedied by the ordinary operations of private enterprise.

The Project will provide substantial financial return to the City of Boston. The amounts to be paid in lieu of real estate taxes by the Applicants are set forth in the Application. There shall be paid to the City of Boston a percentage payment in lieu of real estate taxes, in each of the calendar years after approval of the Project.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application and the Project is practicable.

The estimated minimum cost of the Project will be approximately One Million, Five Hundred Ninety-Nine Thousand, Three Hundred Ten (\$1,599,310.00).

The Applicant intends to insure the mortgage loan through the Federal Housing Administration ("FHA") within the U.S. Department of Housing and Urban Development for 90% of this cost. Additional equity capital will be raised by the 121A entity through the admission of one or more additional investor limited partners. The financing for the Project shall be accomplished in accordance with the financing commitments filed with the Authority subsequent to the public hearing.

All the persons, natural or corporate, who, prior to the completion of the Project, have or will have, directly or indirectly, any ownership interest in the Project can be found in the Application and the financing material submitted to the Authority subsequent to the public hearing.

Experience with similar financing and organization methods persuades the Authority that the financial program is realistic.

F. Consistency with Master Plan. The Project does not conflict with the Master Plan for the City of Boston as the Project Area comes within a classification in the Master Plan which permits buildings and uses of the kind proposed by the Applicants.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the City of Boston or to the public safety and convenience and is not inconsistent with the most suitable development of the Projected Area neighborhood or of the City. The Project will, in fact, forward the best interests of the City and will constitute a public use and benefit. The Plans of the structure to be rehabilitated within the Project Area have been reviewed by the Design Review Staff of the Authority. The Authority finds that this Project will enhance the general appearance of the Area and furnish much needed low income housing to the Roxbury area of the City. The Project will have a positive economic impact on the neighborhood surrounding the Project Area

and on the City of Boston. During construction of the Project, the Project general contractor will be required, to the best of its ability, to grant preference in hiring to Boston residents.

H. Environmental Considerations. Pursuant to the provisions of regulations implementing the Massachusetts Environmental Policy Act, 301 CMR 10.32(3) (h), the Project has been categorically excluded from the filing of any environmental report.

In order to avoid or minimize any damage to the environment, the Authority hereby requires that the applicant comply with the City of Boston Air Pollution Control Commission's Regulations for the Control of Noise and Regulations for the Control of Atmospheric Pollution during all phases of construction activity. Furthermore, if the rehabilitation involves any abrasive blasting of interior or exterior surfaces, the contractor must submit an application for an Abrasive Blasting Permit to the City of Boston Air Pollution Control Commission prior to initiation of such activity.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and improvement of the Project as set forth in Exhibit 7 filed with and attached to the Application, are hereby adopted and imposed as Rules and Regulations (in addition to those hereinafter adopted and imposed) applicable to this Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Actions of 1960, as amended.

In addition to the minimum standards set forth in Exhibit 7, the Authority hereby requires that the Applicants, prior to obtaining a building permit, (1) enter into a Regulatory Agreement with the Authority pursuant to the requirements of General Laws, Chapter 121A, Section 18C and containing such other

terms and conditions as the Authority may in its discretion deem necessary and appropriate; (2) submit to the Authority for its review and approval all plans and specifications for the Project as the Authority may require and accept such changes and modifications thereto as the Authority may deem necessary or appropriate and (3) adhere to such design review controls and requirements as the Authority may in its discretion impose.

The carrying out of the Project will not require a permit for the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Project does not involve the construction of units which constitute a single building under the State Building Code and zoning laws, General Laws, Chapter 138.

J. Zoning Code Deviations. Exhibit 10 to the Application lists the zoning code deviations requested. For the reasons set forth in the Application and the evidence presented at the hearing, the Authority finds that the deviations attached hereto and incorporated by reference as Exhibit A are necessary for the carrying out of the total project and are therefore granted without substantially derogating from the intent and purposes of the applicable laws, codes, ordinances and regulations respectively.

K. Duration of Period of Tax Exemption. The Applicant requests and the Authority hereby grants an extension of twenty-five (25) years to the base term of fifteen (15) calendar years for the Project's period of tax exemption pursuant to the applicable provisions of Chapter 121A.

L. Decision. For all the reasons set forth in the foregoing report, the Authority hereby approves the undertakings by Sarah Baker Manor Associates of the Project pursuant to Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, subject to the provisions as set forth above.

EXHIBIT A

SARAH BAKER MANOR ASSOCIATES

Deviations

RICHARD H. WALWOOD ARCHITECT INC.

489 BLUE HILLS PARKWAY MILTON, MASSACHUSETTS 02186
MEMBER AMERICAN INSTITUTE OF ARCHITECTS TEL. 696-2360

May 22, 1980

John B. Cruz Construction Co.
10 Fairway Street
Mattapan, Ma. 02126
Attn: John B. Cruz

re: Baker Manor Housing

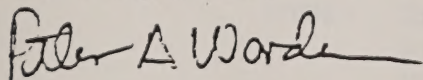
Dear John,

We have reviewed this project relative to City of Boston Zoning Code compliance.

According with latest revisions which include forty one (41) apartments and on site parking, there are three violations as follows:

1. Section 14-2, Minimum lot area for additional dwelling unit- 1500 sq. ft. required, 737 sq. ft. will be provided.
2. Article 17, Usable open space per dwelling unit- 800 sq. ft. required, approximately 485 sq. ft. will be provided.
3. Section 10-1, Accessory Uses- Parking will be located within front and side yard setbacks.

Very truly yours,



Peter A. Worden, Architect

cc. Richard Dionne

MEMORANDUM

MARCH 12, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHAPTER 121A APPLICATION OF SARAH BAKER MANOR ASSOCIATES

On September 18, 1980, the Authority conducted a public hearing to consider the above-captioned 121A Application.

The Project consists of the acquisition, rehabilitation, operation and maintenance of three parcels of land and the Sarah J. Baker School facility thereon constituting the Project Area, into 34 one bedroom units and 7 two bedroom units of housing for low income elderly tenants, located at 6 and 8 Langford Park and 33 Perrin Street in the Roxbury section of Boston.

Authority staff has examined the Application and found that it contained sufficient evidence in support of the Project to make those findings and determinations necessary to proceed with the approval of the Project.

It is therefore recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the Project.

An appropriate Vote follows.

VOTED: That the document presented at this meeting entitled "Report and Decision on the Application of Sarah Baker Manor Associates for the Authorization and Approval of a Project under Massachusetts General Laws (Ter.Ed.) Chapter 121A, as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Organized Pursuant to Massachusetts General Laws, Chapter 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and hereby is approved and adopted.